

December 21, 2006

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter -- Variance Request
Office Project
9040 and 9092 West Cheyenne Avenue
Tax Assessor's Parcel No.: 138-08-401-008 & 009

The plans we are submitting today for your review depict a one and two story office project previously approved under ZON-14420, SDR-14423 and TMP-16175. This is a request for a variance to allow 60,160 s.f. of building where 58,400 s.f. was previously approved (SDR 14423).

Due to the fact that the allowable building coverage is based on net and not gross site area, the applicant feels that an excessive amount of his initial gross square footage has been dedicated to the City for streets. The initial site area of 233,173 square feet has been reduced to a net of 181,063 square feet. That's a 22.4% reduction – almost a quarter of the property. This has created a hardship on his allowable building coverage.

The building coverage based on gross is 25.8%. The coverage based on net is 33.2% where 30% is allowable. This request is for a 1,760 square foot increase over what has previously been approved. That works out to a requested increase of 3%. Based on the hardship created by the dedication of streets on three sides of the property, the applicant feels this is a reasonable request.

Otherwise, these plans are consistent with the master plan and with the requirements of City of Las Vegas Zoning Code and all previous approvals.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,



JOHN DAVID BURKE, ARCHITECT

VAR-18908
01/25/07 PC